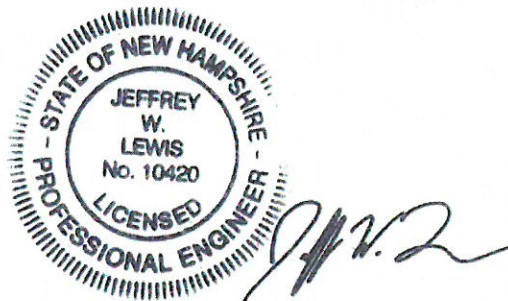


PROJECT NARRATIVE

Prepared For

LAKES REGION TENT & EVENT
MAP-BLOCK-LOT 06 / P12
WHITNEY ROAD & HANNAH DUSTIN DRIVE
CONCORD, NEW HAMPSHIRE

December 8, 2015



Prepared for:

Lakes Region Tent & Event, LLC
75 South Main Street, # 230
Concord, NH 03301

Prepared By:



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Project No. 15039

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I. PROJECT NARRATIVE

Property Description

The subject parcel is City of Concord MBL 06-P12 and is located on the north side of Hannah Dustin Drive and on the south side of Whitney Road approximately 500-feet south of Hoit Road (US Route 4). The subject parcel is 9.79-acres in size. The subject parcel will be subdivided via a concurrent subdivision application creating two lots. The proposed development will take place on the back lot which is adjacent to Hannah Dustin Drive and is 4.49-acres in size. The zoning of the parcel is "IN" Industrial and all abutting properties are in the same "IN" district. The parcel is currently undeveloped. The subject parcel is transected by a large wetland that acts as flood storage and there is a wetland/drainage ditch along the northwest property line. The proposed area of development is approximately 1.95-acres in size and is located on the westerly portion of the property adjacent to Hannah Dustin Drive. The entire parcel is outside the Aquifer Protection Overlay District.

The proposed development area of the site has not been utilized in some time. Based on the tree sizes and old house foundation it is assumed it was utilized as an old homestead. The subject area of development is located on the north side of Hannah Dustin Drive and on the south side of Whitney Road. The northern abutting property, which is a multi-tenant industrial building, shares an existing driveway with the subject parcel that connects to Whitney Road. The existing land uses on the opposite (west) side of Hannah Dustin Drive include several existing single-family homes as well as agricultural fields.

Project Description

The proposed project involves the construction of a new 13,800-sf, single-story, building on the subject parcel. The proposed building will include 12,000-sf of warehouse space and 1,800-sf of office space. The facility will serve as a warehouse and office for a Lakes Region Tent & Event which is an existing local company that provides event rentals throughout New Hampshire.

A paved parking lot will be constructed on the north side of the building and a paved access drive will surround the perimeter of the building, with loading and unloading areas on the west and south side of the building. The existing shared driveway will be utilized as the sole ingress and egress from the site providing access to Whitney Road. The proposed building will be serviced by municipal water and sewer which will be accessed from existing municipal mains in Hannah Dustin Drive. The onsite improvements will include a surface stormwater management basin designed to manage and treat stormwater runoff in accordance with the City requirements. Proposed site lighting and landscaping will also comply with City requirements.

Based on the requirements of the Zoning Ordinance, the proposed use requires a total of 35 parking spaces, which is well in excess of the number of parking spaces that are actually needed for this proposed building and use. Therefore, a Condition Use Permit application has been submitted formally requesting a reduction in the number of proposed parking spaces. The Site Plan currently shows 15 proposed parking spaces onsite which is expected to be more than adequate to serve the demands of the proposed use. Additional parking areas have been identified on the Site Plan for future construction if/when warranted.

Consideration has been made in the layout and design of the proposed site improvements to provide appropriate screening from the proposed development for the existing single-family homes on Hannah Dustin Drive. A natural wooded buffer has been retained between the development and the adjacent residential lot on Hannah Dustin Drive. For the house lots on the opposite side of Hannah Dustin Drive, the combination of a proposed berm, a 6' high stockade fence and existing vegetation will provide appropriate screening from the onsite commercial activity.

II. Aerial Photograph Exhibits



GOOGLE EARTH 2011 IMAGERY

AERIAL PHOTOGRAPH EXHIBIT

PREPARED FOR:

**LAKES REGION TENT & EVENT
WHITNEY ROAD (TAX MAP 06P LOT 12)
CONCORD, NEW HAMPSHIRE**



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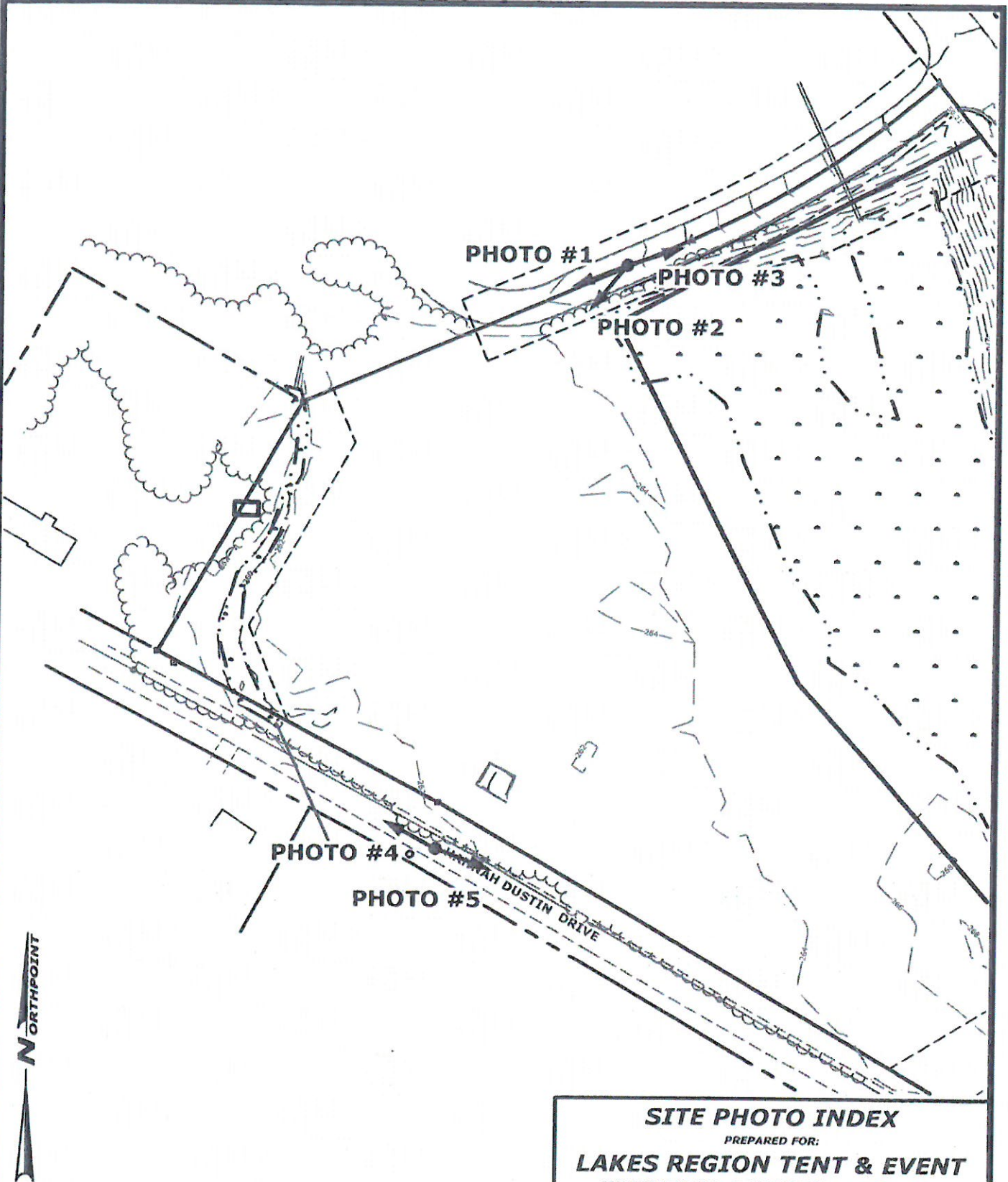
SCALE: 1"=500'

DATE: 10/30/15

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SHEET: 1 OF 1

III. Site Photograph Exhibits



SITE PHOTO INDEX

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WHITNEY RD. & HANNAH DUSTIN DR.

CONCORD, NEW HAMPSHIRE

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SHEET: 1 of 1

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SITE PHOTO #1



SITE PHOTO #2

SITE PHOTOGRAPHS

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SHEET: 1 OF 3



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SITE PHOTO #3



SITE PHOTO #4

SITE PHOTOGRAPHS

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CONCORD, NEW HAMPSHIRE**

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DATE: 10/30/15

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SHEET: 2 OF 3



SITE PHOTO #5

SITE PHOTOGRAPHS

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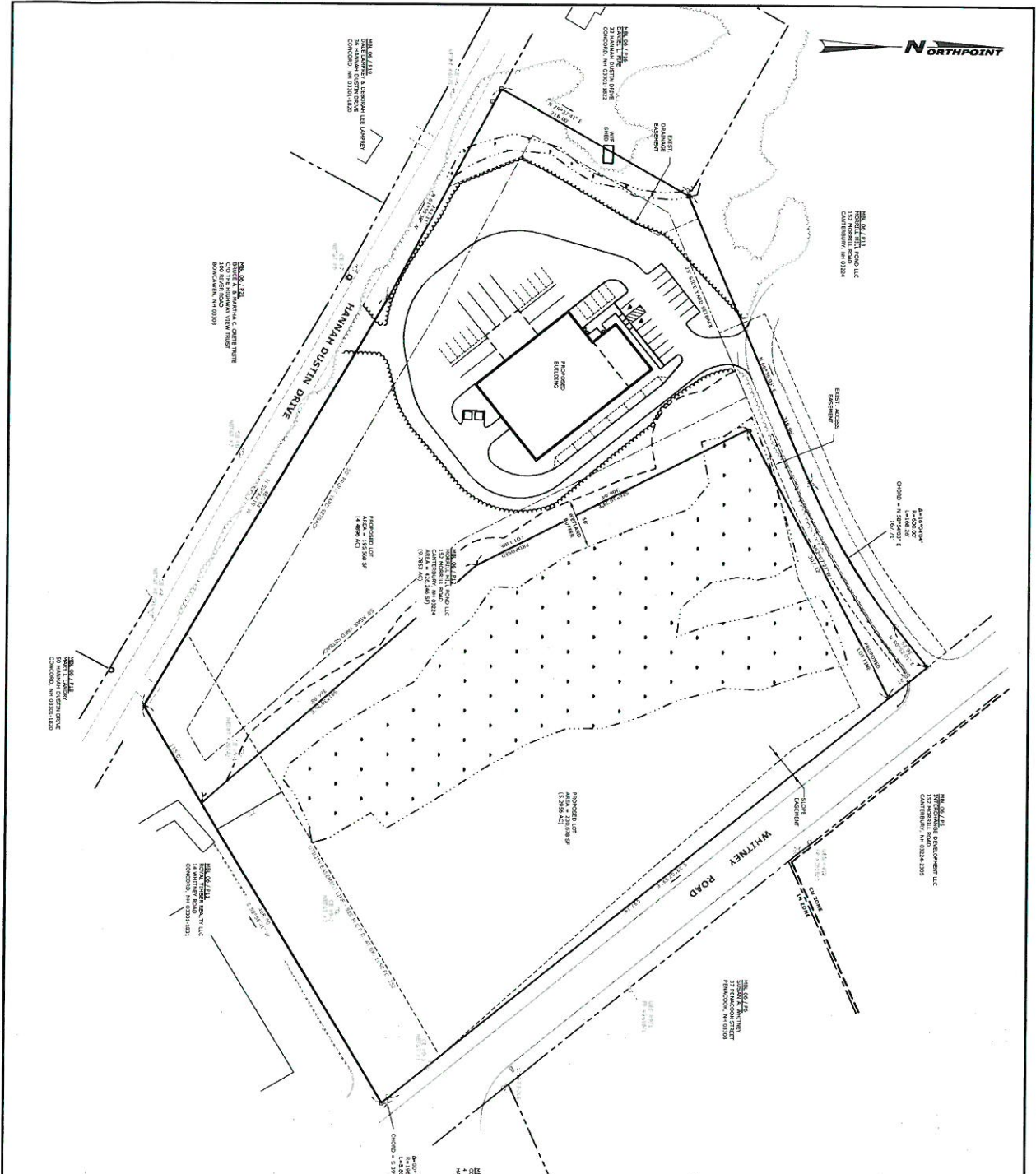
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DATE: 10/30/15

PROJ: 15039

SHEET: 3 OF 3



GRAPHIC SCALE

1 inch = 50 ft.

0 10 20 30 40 50 60 70 80 90 100

(IN FEET)

OVERVIEW PLAN

PREPARED FOR:

LAKES REGION TENT & EVENT

WHITNEY RD. & HANNAH DUSTIN DR. (M.B. 06/P12/)

CONCORD, NEW HAMPSHIRE

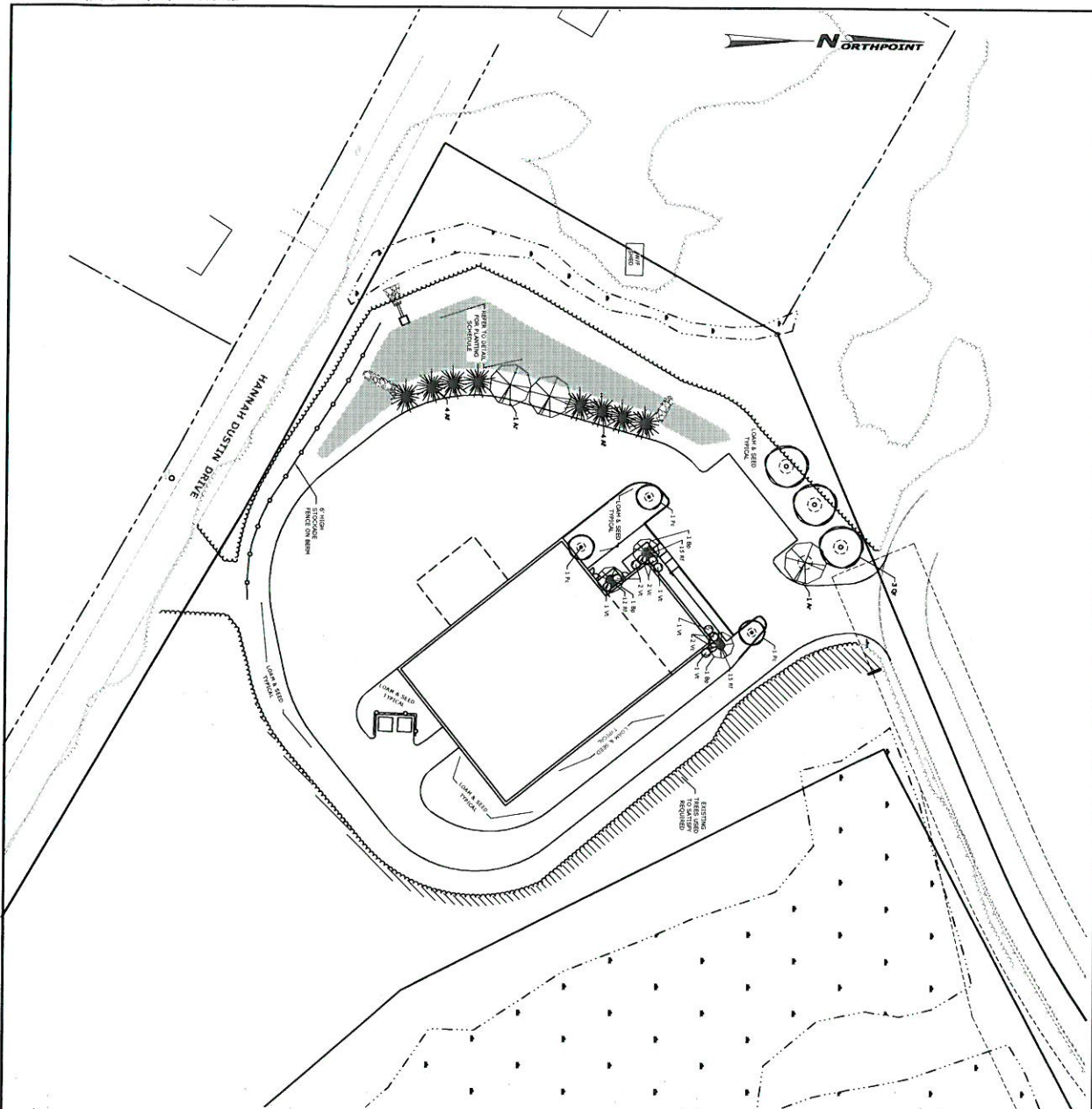
OWNER:	APPLICANT:
MOOREHEAD HILL ROAD LLC CONCORD, NH 03301-1823	LAKES REGION TENT & EVENT, LLC CONCORD, NH 03301

DESIGNER:	DATE:
NORTHPOINT ENGINEERING, LLC CONCORD, NH 03301-1823	11/18/23

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SCALE: 1"=50'

SHEET: 2 of 13



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SYMBOL	QUANTITY	REF/MANUAL NAME	ITEM NAME	SIZE	COMMENT	SPACING
01	3	QUICKCLIP 3000A	RED CAR	2 1/2 GAL (100)	885	AS SHOWN
B0	3	BEYBLA PAPERBAG	PAPER BIRCH	2 1/2 GAL (100)	885	AS SHOWN
M	3	ACEK RUSHBAG	RED HALE	2 GAL (100)	885	AS SHOWN
P	3	PRINCE CALLISTOANNA MASTROTON	ASTROCLACK TROM	2 1/2 GAL (100)	885	AS SHOWN
M	8	ALLES PRACER	PRACER TIN	6-8" HGT	885	AS SHOWN

COMMON NAME

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT	SPACING
Vc	4	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3/8" HOT	BAB	AS SHOWN
Vs	6	VIBURNUM TETOLOBIUM	AMERICAN CHAMBERED BUSH	3/8" HOT	BAB	AS SHOWN

COMMON NAME

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENT	SPACING
N	42	RUBICOLA FLUGIDA GOLDSTURN	GOLDSTURN BLACK-EBD SUSAN	#1 POT	CONT.	18" O.C.

SITE PLAN REGULATIONS

SECTION 18.17 TREE PART

- 1 TREE/1,000 SF OF PARKING AREA = 11,973 SF/1,000 SF = 11.97 TREES
- 20 TREES PROVIDED WITH 14 EXISTING TREES
WITHIN 30 FEET OF PERIMETER.

2. ALL PLANT MATERIALS USED SH

- ALL THESE CLASSES SHALL BE MAINTAINED WITH A MINIMUM OF 6" ABOVE THE GROUND.

SEED BED PREPARATION

1. PLACE 4-INCH (MINIMUM) COMPACT

1. PLACE 4-INCH (100MM) COMPACTED THICKNESS OF CLEAN SURFICIAL LOAM.
2. HAVE OUR LOAN TO FREE SOIL OF OBSTACLES AND STONES GREATER THAN 1-INCH IN DIAMETER.
3. FINE GRADE SURFACE AND SUPPLEMENT WITH LOAM WHEN NEEDED TO CREATE A UNIFORM SURFACE.
4. APPLY AGRO-CULTURAL LIMESTONE AT A RATE OF 11-POUNDS PER 1,000 S.F.

1. SEED SHALL BE SPREAD UNIFORMLY

1. SEED SHALL BE PLANTED UNIFORMITY BY BROADCASTING OR HYDROSEEDING. IF HYDROSEEDING, USE A TIMES THE RECOMMENDED RATE OF INJECTION.
2. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN MAY 15 AND OCTOBER 1. WHEN SEEDING BETWEEN MAY 15 AND SEPTEMBER 1, ALFALFA SEEDS SHALL BE MIXED WITH WAX STIRRER OR OTHER COVER MATERIAL SHALL CONTAIN 4% OF 2.00% PER ACRE.
3. SEED MIXTURE FOR LAWN AREAS SHALL CONTAIN 4% WAX STIRRER, 4% COVERING BED SHOULD AND 10% OTHER COVER MATERIAL SHALL CONTAIN 4% OF 4.00% PER ACRE.
4. LAI, STRET, SLOPE AREAS () 1.00% STRET SHALL BE HYDROSEEDED WITH A SEED MIXTURE CONTAINING 20% PERMANENT PASTURE, 50% COVERING BED AND 30% WAX STIRRER. WAX STIRRER SHALL BE 4.00% PER ACRE.



PREPARED FOR

LAKES REGION TENT & EVENT
WHITNEY RD. & HANNAH DUSTIN DR. (MBL 06/P12/)
CONCORD, NEW HAMPSHIRE

OWNERS:	APPLICANT:
MONTELL NITL POND LLC 153 MONTELL ROAD CANTERBURY, NH 03224	LATES REGION TENT & EVENT, LLC ATTN: ERIC FOSTER PO BOX 230 CONCORD, NH 03301

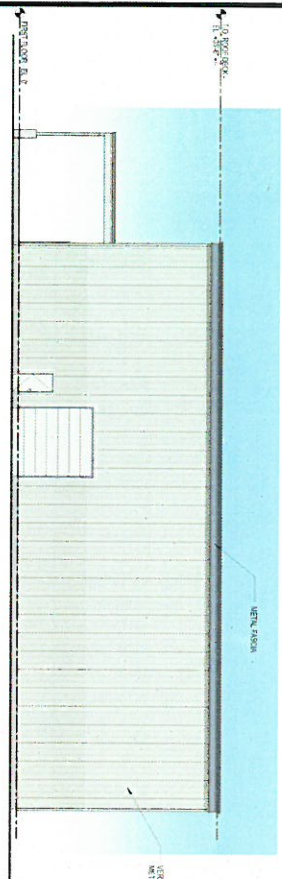
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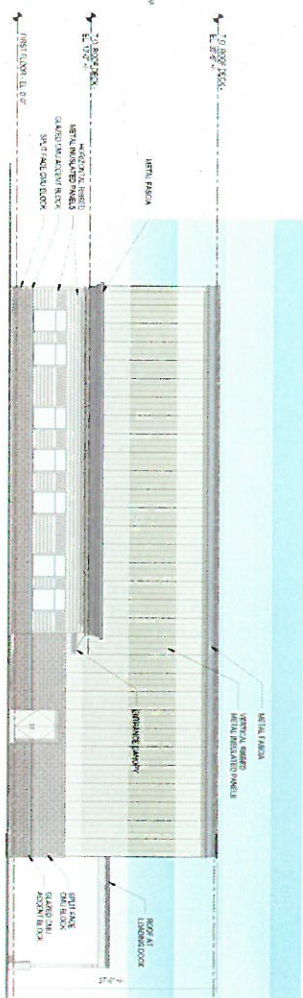
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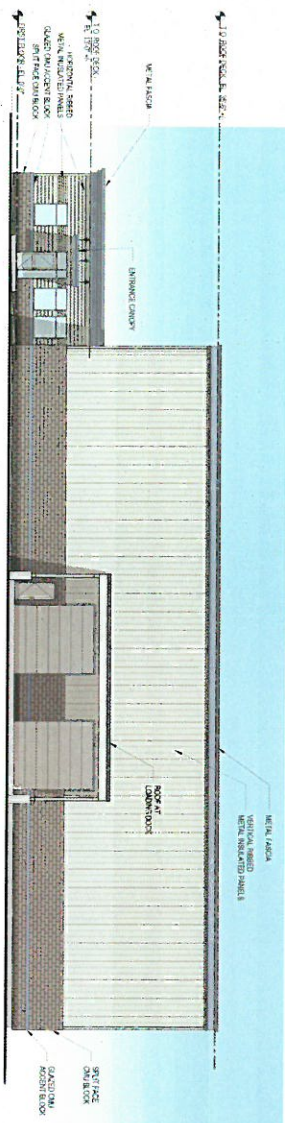
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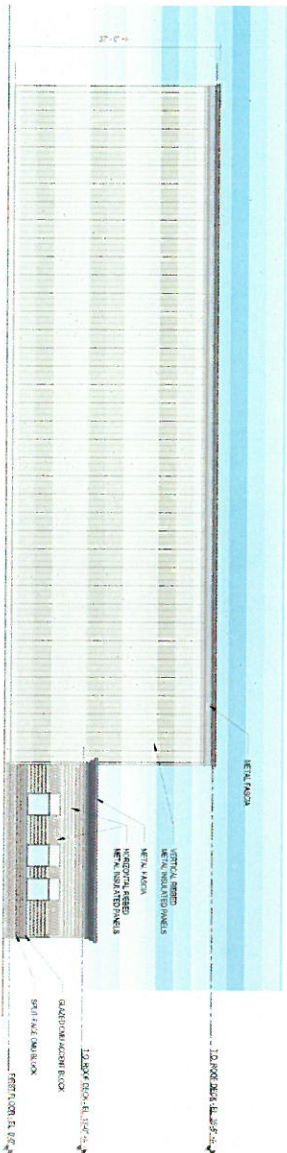
SOUTH ELEVATION
SCALE: 1"=3'-3 1/2"



NORTH ELEVATION
SCALE: 1"=3/32"



WEST ELEVATION
SCALE: 1"=3'/32"



EAST ELEVATION
SCALE: 1"=3'-3 3/4"